

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Riverview

other names/site number Lightfoot House, DHR 284-3

2. Location

street & number Water St. not for publication N/A
city or town Port Royal vicinity N/A
state Virginia code VA county Caroline code 33 zip code 22535

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

Ray L. C. Milder
Signature of certifying official

20 June 1994
Date

Director, Virginia Department of Historic Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

____ entered in the National Register _____
 See continuation sheet.
____ determined eligible for the _____
 National Register
____ See continuation sheet.
____ determined not eligible for the _____
 National Register
____ removed from the National Register _____
____ other (explain): _____

Signature of Keeper

Date
of Action

7. Description

Architectural Classification (Enter categories from instructions)

Greek Revival

Materials (Enter categories from instructions)

foundation BRICKroof COMPOSITE ROOFING MATERIALSwalls WOOD: weatherboard

other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1846-1865

Significant Dates 18461862

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

☐ preliminary determination of individual listing (36 CFR 67)
has been requested.

☒ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # _____

☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: _____

10. Geographical Data

Acreage of Property 1.2 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	309830	4226320	2		
3				4		

☐ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Kirk Edwards Ranzetta

organization Mary Washington College date March 1994

street & number 253 North Skyline Dr. telephone 508-945-4320

city or town Chatham state MA zip code 02633

=====

Additional Documentation

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Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage
or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====

Property Owner

=====

(Complete this item at the request of the SHPO or FPO.)

name Barry L. and Patricia G. McGhee

street & number PO Box 8228 telephone 703-371-5595

city or town Fredericksburg state VA zip code 22404

=====

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form.

Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

**Riverview
Caroline County, Virginia**

SUMMARY DESCRIPTION

Riverview is located within the historic district of Port Royal, a uniquely preserved eighteenth-century tobacco town. The house lies on two half-acre lots. The southern elevation fronts Water Street and is set back on a half-acre of landscaped property. The northern elevation faces the Rappahannock River with a series of grassy terraces leading to the river's edge. On either gable end, twentieth-century additions have extended the house, but remain consistent with the house's original style. A braced-frame, gable-roofed meathouse lies just beyond the northwestern property line. Overall, the property is in very good condition. Modern renovation efforts have maintained much of the original structure's fabric.

ARCHITECTURAL DESCRIPTION

Riverview is a two-story, frame, Greek Revival-style dwelling with a five-bay symmetrical facade, massed plan, and a hipped roof. The exterior walls are covered with weatherboards and the foundation, chimneys, and porch piers are built of brick. The building stands on a half basement, which rises three feet above grade and has four bays (there are no openings below the porch). Built in a one-to-five common bond, the foundation is pierced by a bulkhead doorway with a shed roof on the eastern gable end. The frame, a closed-studded system, is covered with beaded weatherboards with the cornerboards of the original house having a pronounced torus beading. There are a pair of common bond chimneys at each gable end. All four of the chimneys have been topped with a more modern stretcher bond due to damage inflicted during the Civil War as well as general material fatigue.

The two principal openings access the central passage. The four-panel, four-foot-wide doors are surrounded by seven-inch fascia trim and a five-light rectangular transom. Both the northern and southern elevations have a five-bay fenestration. The two gable ends have two bays, although other openings could have been covered by the modern additions. Each window on the original structure has louvered shutters except those in the half basement. All the windows are, six-over-six double-hung sash. The box cornice exhibits a wide undecorated frieze and a large porch adorns the riverside elevation with a full, but undecorated, entablature, four Doric columns, two engaged columns, and a brick stairway. The brick piers for the original porch may be seen underneath the post 1930s porch. The land side elevation has a smaller porch replete with a full, undecorated entablature, two Doric columns, square pilasters, and brick stairway.

The basement contains four rooms: one large room on the eastern end, a central passage containing a stairs to the first floor, and two smaller spaces on the western end. All of the rooms have brick walls and exposed hewn and pitted joists overhead. In the two smaller spaces the joists are partly covered by wooden lathing and plaster and the floors are covered with tongue-and-groove floorboards. The rooms are divided by a whitewashed brick wall with two small windows and a board-and-batten door for openings. The windows have three, vertical

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CONTINUATION SHEET

Section 7 Page 2

Riverview
Caroline County, Virginia

wooden dowels rather than muntins. The southwest corner room was once a kitchen, but the fireplace is without a mantel.

The interior reflects the Greek Revival style in the decorative door and window trim as well as reflecting a strict adherence to the symmetry of the double-pile plan. The central passage, which contains a stairway to the second floor and a door to the basement as well, separates two sets of two rooms that are identical in dimension. All of the interior windows and four-panel doors are surrounded by seven-inch fascia trim. All rooms have a baseboard, but lack chair rails and cornices. Underneath every window, a pair of walnut panels extend to the baseboard. A pair of paneled, pocket sliding doors separate the two rooms on the southern end of the building. All the fireplace surrounds have Ionic engaged columns, a full entablature, and large mantel shelf. On the second floor, the room arrangements mirror the first floor. Three doors on the second floor, however, exhibit unusual wood graining. The four fireplace surrounds are more modest, all with two Doric engaged columns, a full entablature, and a large mantel shelf.

Two modern additions on the southwestern gable expand the original home. On the first floor, the room on the southern facade is entered through a door located in the southern corner room of the original house. In the northeastern part of the original house, a door leads into an oddly shaped room that wraps around one of the chimneys. This room once led to a breezeway or servant's entrance, but it has since been covered. Evidence of this doorway can be seen by entering into another addition; a modern garage. The facade of the earlier addition on this gable end has been left covered with weatherboards. The garage foundation is constructed of concrete block approximately three feet above grade and is topped by an exposed, braced balloon frame.

The additions on the northeastern gable end were constructed at two different times. They extend well beyond the chimneys of the original house and contain three rooms. The first addition is entered through a door in the southeast corner room of the original house. This room has incorporated one of the chimneys, whose surface lies exposed in the room. There is a pair of sliding glass doors that face the river. They also lead out to a boxwood enclosed ornamental garden. There are two other doors and a window on the south side of the room that lead to another addition. This second addition is divided into two rooms and has a concrete block foundation. In both rooms the weatherboards from the first addition can be seen. The roof of these additions is of standing-seam metal while the hipped roof of the main structure as well as the roofs of the southern additions have been covered with composition shingles.

A meathouse just beyond the northwestern property boundary is covered with simple weatherboards and topped with a standing-seam, gable roof, but without a chimney. Entered through a wooden door on its eastern gable end, it has an exposed, braced, hewn timber frame. The building has been deteriorated by water damage. A well also exists southwest of the main house. Its ground walls are of brick and its surface covering is of concrete.

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Riverview
Caroline County, Virginia

STATEMENT OF SIGNIFICANCE

Riverview (ca. 1845-1846) exemplifies the living standards of a successful, yet modest, gentleman farmer with its simplistic Greek Revival style. It also represents the last architectural style of Port Royal prior to an economic decline that struck the area with the replacement of steamboat travel by railroads. Besides being characterized by its strict double-pile plan, beaded clapboard, hip roof, and original exterior and interior trim, the structure commands an unobstructed view of the Rappahannock River. Since its initial construction, the structure has accumulated several additions as well as damage from Union gunboats during the Civil War. The damage and additions, however, fail to diminish the architectural and historical integrity of the structure. Riverview is therefore eligible for listing in the National Register of Historic Places under Criterion C because of its adherence to the Greek Revival style within the context of an eighteenth-century tobacco town.

HISTORIC CONTEXT

Riverview was built in 1845-1846 by John Bernard Lightfoot (1814-1888) on one of three one-acre lots that he bought from his father Philip Lightfoot in 1844-1845.¹ The son of a wealthy landowner, the younger Lightfoot received an education in law at the University of Virginia. Throughout his life John Lightfoot was extensively involved in his community: as a vestryman at nearby Saint Peter's Episcopal Church, trustee for the Rappahannock Academy, and town council secretary.

On 12 August 1841, John Lightfoot married Harriet Ann Field. In 1845, he started construction of Riverview, completing it in 1846.² By 1850, John Bernard Lightfoot's personal estate was worth \$22,500 and he and his wife had three children (by 1863 the Lightfoots would have nine children).³

The house in which he lived is one of the largest in the town of Port Royal. A late example of the Greek Revival style in the area, the structure demonstrates the lag in styles between urban and rural environments. Riverview's simple interior and exterior trim details are a reflection of John Bernard Lightfoot's wealth and taste for domestic adornment.

In 1860 John B. Lightfoot's personal estate had risen to \$45,000.⁴ In 1862, however, near-disaster in the form of the Civil War came to the very doorstep of Riverview. On 4 December 1862, Union gunboats on patrol during the Fredericksburg Campaign steamed up the Rappahannock River and fired on Port Royal, hitting the structure several times. The Lightfoot family, meanwhile, withdrew to nearby Townfield's cellar--evacuating even further the next day to Belltown outside of Port Royal. The family soon returned and a friend who accompanied them found the house "barely habitable," but determined it "might be repaired in a few days if workmen were at hand to do it."⁵ In May and June 1864 the Civil War returned to Port Royal as the town became a major supply depot for Grant during the North Anna Campaign.⁶

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Riverview
Caroline County, Virginia

After the Civil War, a written account describes an occurrence that places two of the Lightfoots directly in the path of John Wilkes Booth. After evading Federal troops in Washington, D.C., Booth crossed the Rappahannock in darkness on April 24, 1865, landing near Riverview. The account describes Harriet Lightfoot and her daughter Maria at the river's edge asking Booth if he wished to seek shelter at Riverview. Booth declined, opting instead to stay at the nearby Garret Farm barn, where he was later shot by Federal cavalrymen.⁷

By 1870 John Bernard Lightfoot's personal estate had dwindled to a mere \$7,600--cold testimony to the plight of most farmers in the Post-Civil War era.⁸ John Bernard Lightfoot died in 1888, bequeathing the dwelling to John Bernard Lightfoot, Jr.⁹ The house was then sold at auction in 1891, being bought by Lewis Lightfoot, his brother.¹⁰ Ownership returned to John Lightfoot, Jr., in 1896, but within a matter of months he sold the house to Sallie Tompkins, the noted nurse of the Confederacy.¹¹

In 1905, Sallie Tompkins sold Riverview to Margaret C. Carter, whose relatives eventually sold it to W. S. and Mary K. Hearn in 1928.¹² The name HEARN can still be seen imprinted in the top step of Riverview's northern porch stairs. The property stayed within the Hearn family until it was sold by Helen Hearn Armstrong in 1981 to Robert L. Lennon and Ramon G. Osuna.¹³ In 1985 the property was sold to Robert H. Bryan who in turn sold the property to its present owners Barry L. and Patricia G. McGhee in 1985.¹⁴ Under the McGhee ownership the house has been stabilized and retains much of its historical character despite the presence of twentieth-century additions, including a garage and larger riverside porch.

Endnotes

1. Caroline County, Virginia, Land Tax Records. Microfilm copies at the Rappahannock Regional Library in Fredericksburg, Virginia as well as the Virginia State Library in Richmond.
2. Letter dated 11 June 1846 from the Wyndham Robertson Papers on deposit at the University of Chicago Library (microfilm copies located at Virginia Historical Society and Virginia State Library in Richmond).
3. United States Census Records, Caroline County, Port Royal, 1850. Microfilm copies at the Rappahannock Regional Library in Fredericksburg, Virginia.
4. United States Census Records, Caroline County, Port Royal, 1860.
5. The Civil War damage is described in the Works Progress Administration, Historical Inventory: Caroline County, Virginia in a description gleaned from the then present owners, the Hearn's. The eyewitness account of the structure after the bombardment, however, is contained within a diary of Helen Struan Bernard Robb, in entries dated from December 5 to 11, 1862. It is contained within the Robb-Bernard Collection, Swem Library, Manuscript Division, College of William and Mary, Williamsburg, Virginia.
6. Lt. Col. Robert N. Scott, The War of the Rebellion Series I, Vol 36, Part III, May 22, 1864 (Washington D. C.: Government Printing Office, 1891) p. 77-8.

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Riverview
Caroline County, Virginia

7. An account of Booth's maneuvers within Port Royal exists in Ralph Emmett Fall, Hidden Village: Port Royal, Virginia 1744-1981 (Verona, VA: McClure Print Co., 1982) pgs. 335-346. The account of Booth's encounter with the Lightfoots is contained within a letter currently in the ownership of Jacquelin Turner of Marion, VA.
8. United States Census Records, Caroline County, Port Royal, 1870.
9. Caroline County, Virginia, Deed Book #58, page 100.
10. Deed Book #63, page 110.
11. Deed Book #65, page 470.
Deed Book #66, page 163.
12. Deed Book #72, page 215
Deed Book #98, page 353.
13. Deed Book #259, page 543.
14. Deed Book #291, page 283.
Deed Book #296, page 134.

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Riverview
Caroline County, Virginia

BIBLIOGRAPHY

- Caroline County, Virginia. Deed Book #58, September 1878-March 1881.
- Caroline County, Virginia. Deed Book #63, January 1891-March 1893.
- Caroline County, Virginia. Deed Book #65, February 1895-December 1896.
- Caroline County, Virginia. Deed Book #66, December 1896-July 1898.
- Caroline County, Virginia. Deed Book #72, March 1905-May 1906.
- Caroline County, Virginia. Deed Book #98, February 1928-November 1928.
- Caroline County, Virginia. Deed Book 259.
- Caroline County, Virginia. Deed Book 291.
- Caroline County, Virginia. Deed Book 296.
- Land Tax Records of Caroline County 1810-1863. Microfilm located in Richmond, Virginia at the Virginia State Library and also Fredericksburg, Virginia at the Rappahannock Regional Library.
- Fall, Ralph Emmett. Hidden Village: Port Royal 1744-1981. Verona, VA: McClure Print Co., 1982.
- Farmer, Selma. "Riverview" in Works Progress Administration of Virginia, Historical Inventory: Caroline County, Virginia.
- Hodge, Robert Allen. An Index to the Works Progress Administration of Virginia, Historical Inventory: Caroline County, Virginia (with photographs).
- Robb, Helen Struan Bernard. Diary, December 5-11, 1862 from Robb-Bernard Collection, Swem Library, Manuscript Division, College of William and Mary, Williamsburg, Virginia.
- Robertson, Wyndham. Letter dated 11 June 1846 from the Wyndham Robertson Papers on deposit at the University of Chicago Library (microfilm copies located at Virginia Historical Society and Virginia State Library in Richmond).
- Scott, Lt. Col. Robert N. The War of the Rebellion Series I, Vol. 36, Part III. Washington, D.C.: Government Printing Office, 1891.
- United States Census Records. Caroline County, Port Royal, 1850, 1860, 1870.

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Section 10 Page 7

Riverview
Caroline County, Virginia

Verbal Boundary Description

Riverview's boundary includes Lot #1 and 1-A as described in the Deed Books of Caroline County. The property is bounded on the North by the Rappahannock River; on the East by Frederick Street; on the South by Water Street; and on the West by Lot #2 and Lot #2-A on the plat of survey made by William W. Webb, Jr. CLS dated May 21, 1985.

Boundary Justification

The parcel of land containing Riverview, includes the 1.20 acres which comprises the main structure, well and boxwood landscaping. Together, they maintain an appropriate setting for a domestic complex.

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Section Photo Page 8

**Riverview
Caroline County, Virginia**

Photographs

Riverview, Caroline County
DHR 284-3

CREDIT: Kirk Ranzetta

Negative filed: Virginia State Library and Archives

DATE: March 1993
VIEW: Southern elevation, camera facing North
NEG.NO.: 13629
Photo 1 of 15

DATE: September 1993
VIEW: Southern elevation/porch, camera facing
northeast
NEG.NO.: 13631
Photo 2 of 15

DATE: September 1993
VIEW: Boxwoods from southern elevation porch,
camera facing south
NEG.NO.: 13631
Photo 3 of 15

DATE: March 1993
VIEW: Interior door to central passage, camera
facing south
NEG.NO.: 13631
Photo 4 of 15

DATE: September 1993
VIEW: 1st floor-northeast corner room door and
window, camera facing north
NEG.NO.: 13631
Photo 5 of 15

DATE: September 1993
VIEW: 1st floor-northeast corner room windows
and mantel, camera facing west
NEG.NO.: 13629
Photo 6 of 15

DATE: September 1993
VIEW: 2nd floor-northwest corner room door,
camera facing southwest
NEG.NO.: 13631
Photo 7 of 15

DATE: September 1993
VIEW: Basement--entrance to dairy, camera facing
west
NEG.NO.: 13631
Photo 8 of 15

DATE: March 1993
VIEW: Basement--hewn joists over dairy
NEG.NO.: 13630
Photo 9 of 15

DATE: September 1993
VIEW: Chimneys, camera facing east
NEG.NO.: 13631
Photo 10 of 15

DATE: March 1993
VIEW: Brick Bond-camera facing west
NEG.NO.: 13629
Photo 11 of 15

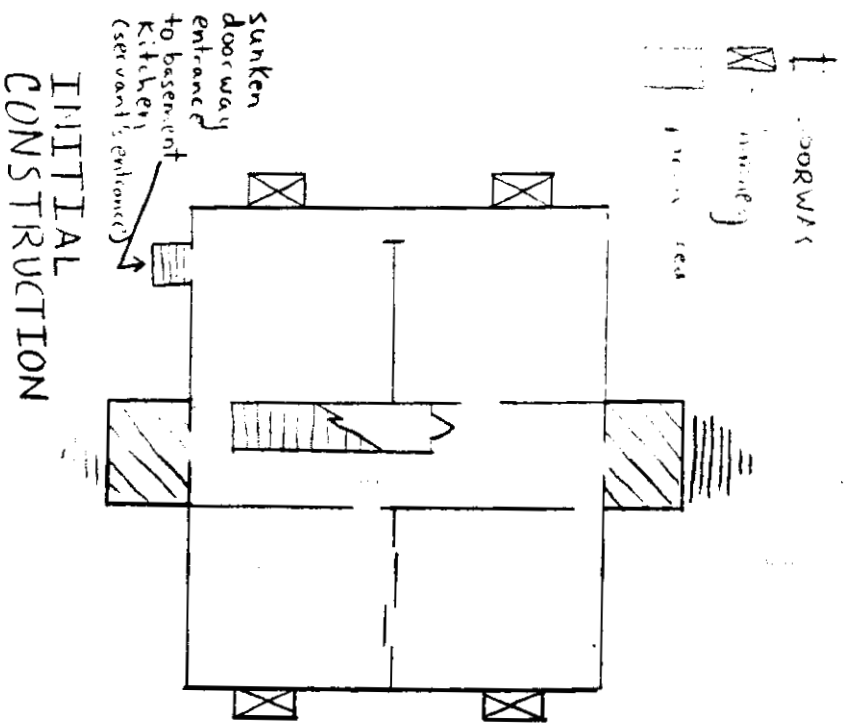
DATE: March 1993
VIEW: Relationship of meathouse to main structure,
camera facing west
NEG.NO.: 13629
Photo 12 of 15

DATE: March 1993
VIEW: Meathouse, camera facing north
NEG.NO.: 13630
Photo 13 of 15

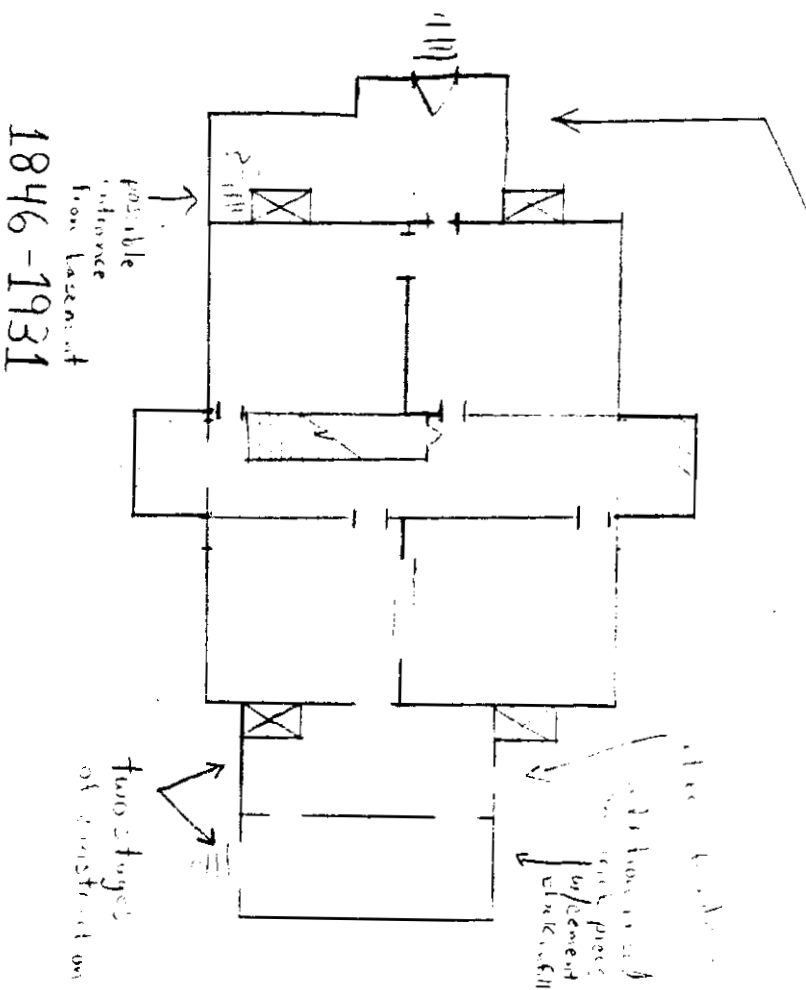
DATE: September 1993
VIEW: Rappahannock River--camera facing
 northeast
NEG.NO.: 13631
Photo 14 of 15

DATE: March 1993
VIEW: North elevation--camera facing south
NEG.NO: 13629
Photo 15 of 15

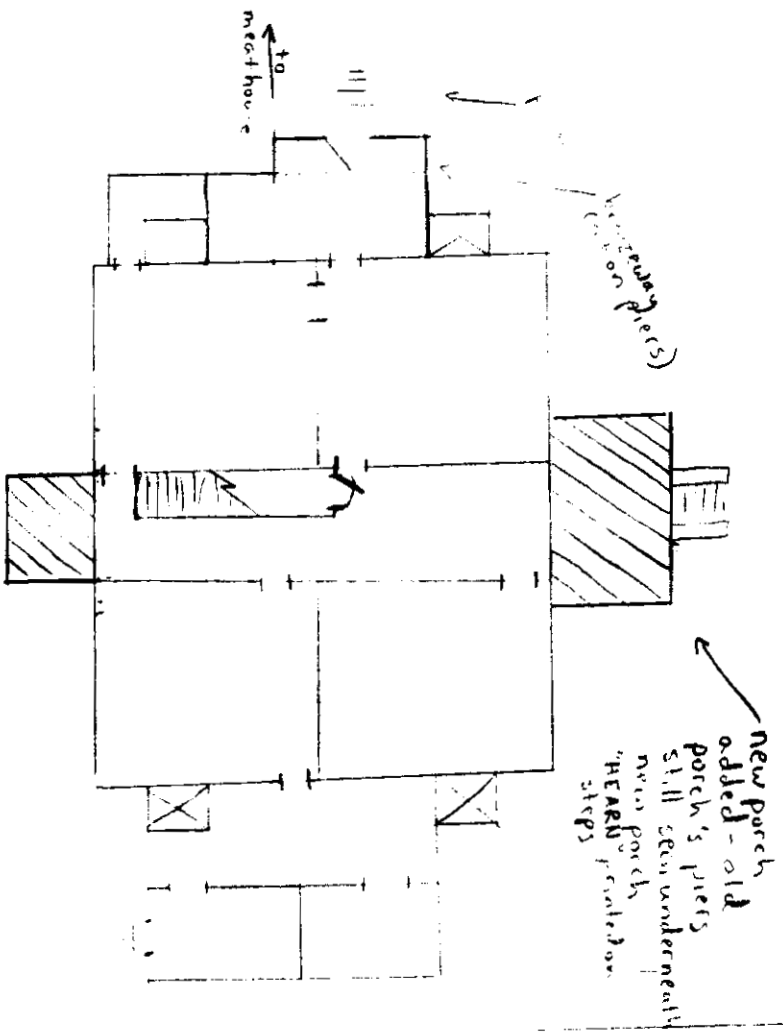
RIVERVIEW
CAROLINE COUNTY, VIRGINIA
VDHR 016-284-3
NOT TO SCALE



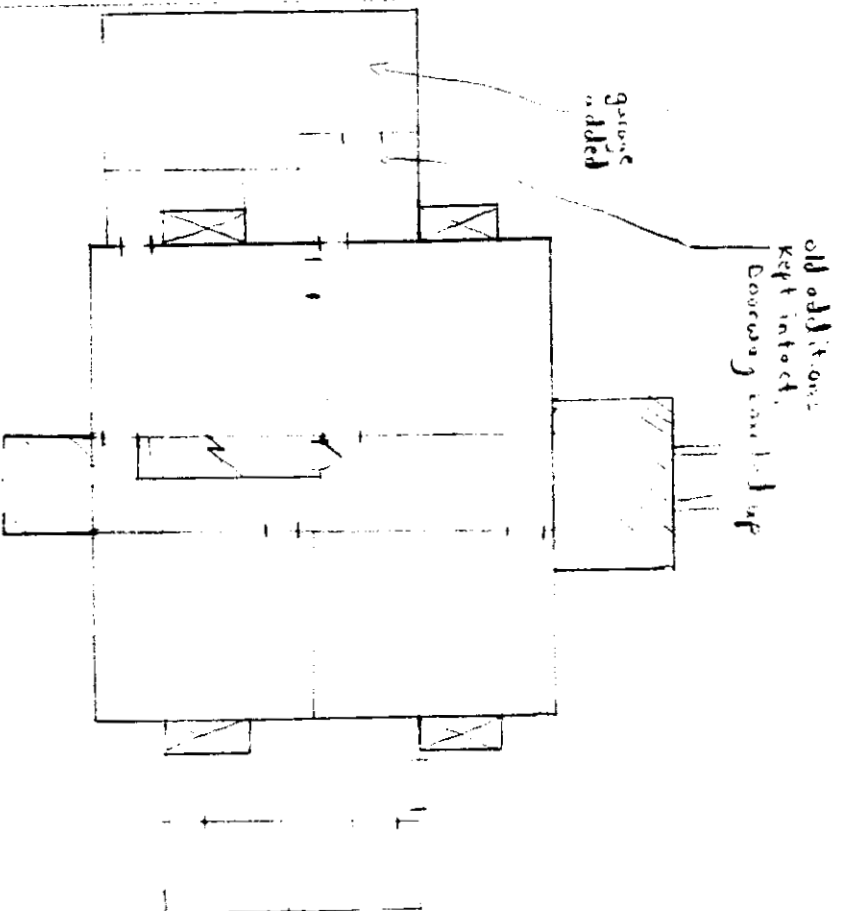
Picture from 1930's WPA is showing showing a addition was in turn connected to a breezeway addition



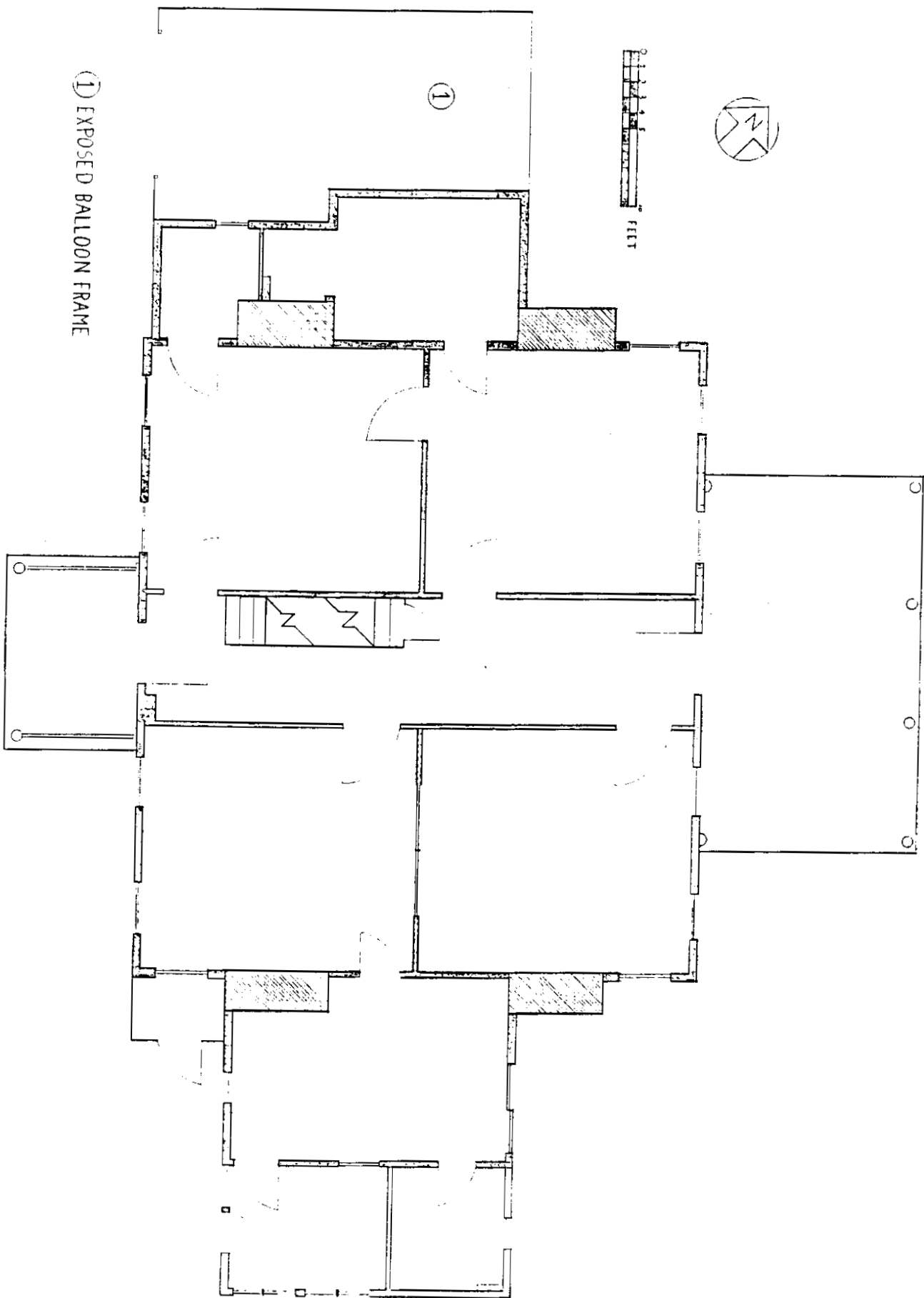
RIVERVIEW (cont.)



1931 - Post WWII



Post WWII - Present (1993)



① EXPOSED BALLOON FRAME

RAPPAHANNOCK
RIVER

RIVERVIEW

Location: ... Virginia

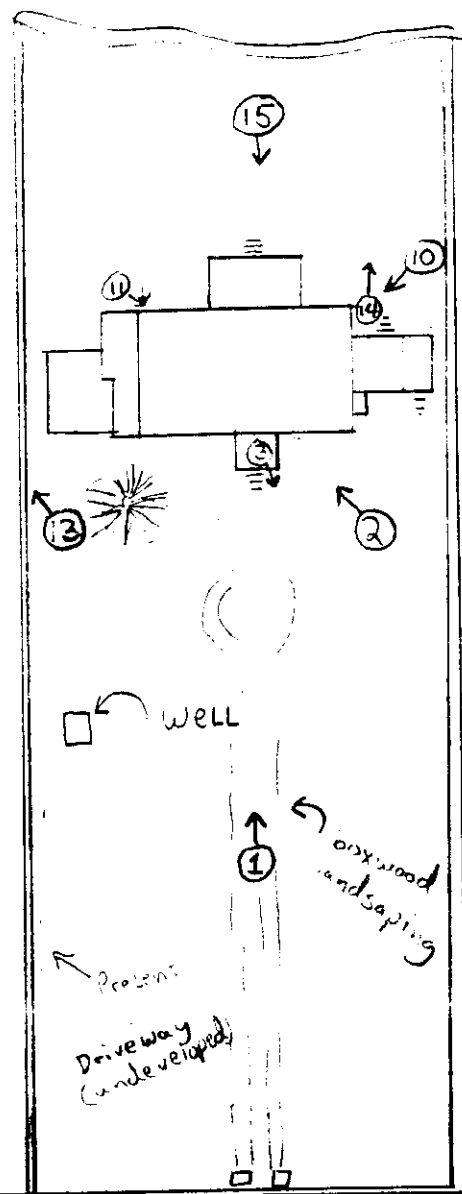
SKETCH MAP - NOT TO SCALE

Contributing Buildings = □

Boundaries = ==

Photo Key = (7) →

MEAT HOUSE
(12) →



(UNDEVELOPED)

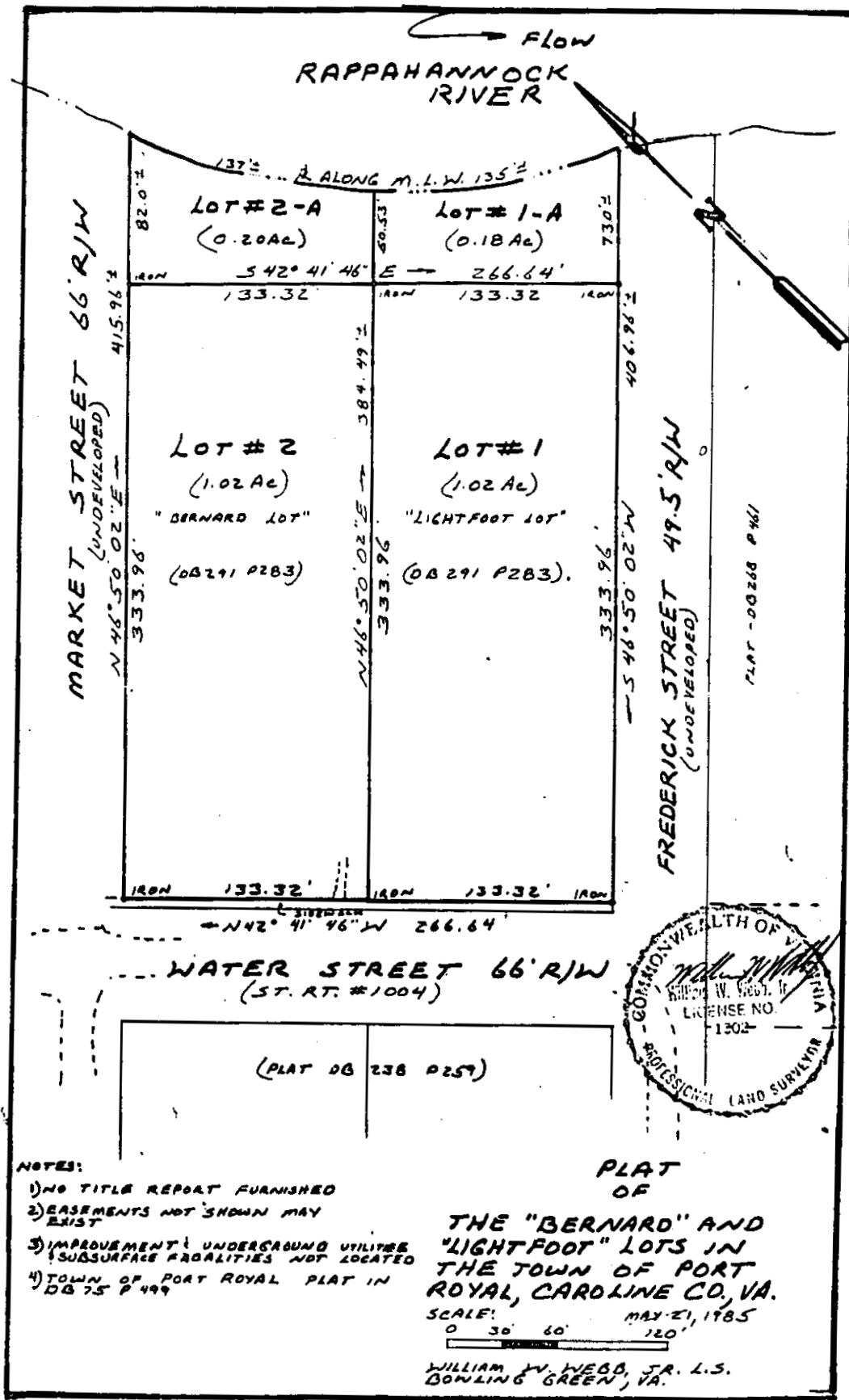
← to Route 301

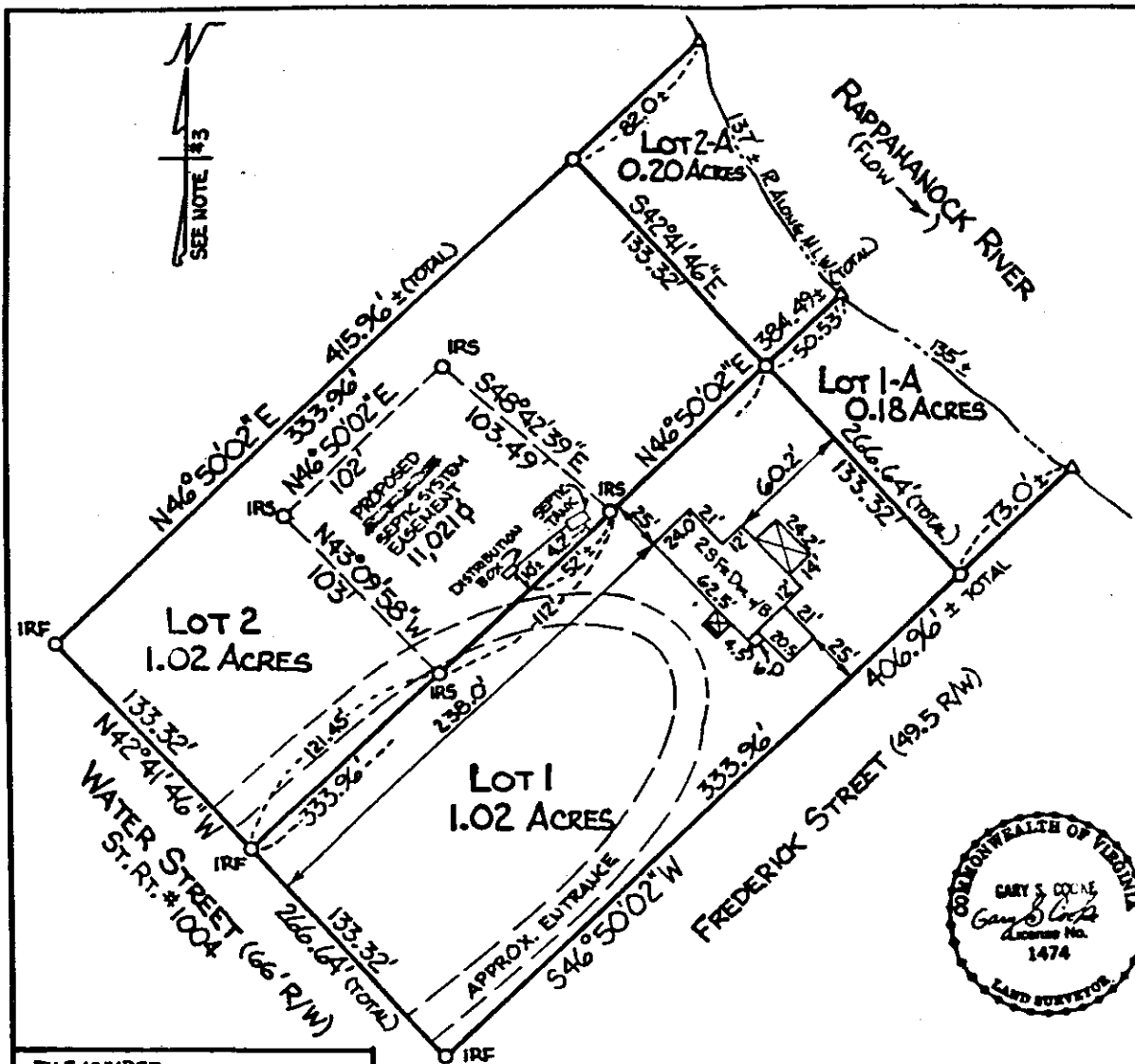
WATER STREET

MARKET STREET

RIVERVIEW

FREDERICK STREET





PLAT SHOWING HOUSE LOCATION & PROPOSED SEPTIC SYSTEM ESM'T

LOCATED IN THE PORT ROYAL MAGISTERIAL DISTRICT,
IN THE TOWN OF PORT ROYAL, CAROLINE COUNTY,
VIRGINIA

BEING KNOWN AS TM 13A-C2 & D1

STANDING IN THE NAME OF ROBERT H. & SUSAN
B. BRYAN, RECORDED IN DB 291 PG 283

NOTES:

- 1) NO TITLE REPORT FURNISHED THIS SURVEYOR.
- 2) SUBJECT TO ALL EASEMENTS & RESTRICTIONS OF RECORD OR OTHERWISE.
- 3) BOUNDARY DESCRIPTION & INFORMATION WAS TAKEN FROM A PLAT BY WILLIAM W. WEBB JR. PLS DATED MAY 21, 1985
- 4) TOWN OF PORT ROYAL PLAT RECORDED IN DB 75 PG. 499



SURVEYED BY: GARY S. COOKE L.S.
3301 JEFF DAVIS HIGHWAY - ROOM 1
FREDERICKSBURG, VA 22401
(703) 371-0953
SCALE: 1" = 50' AUGUST 13, 1985

FILE NUMBER
OI-13A-C2 & D1-1004

BOOK 296 PAGE 141



4229
4228
4227
4226
4225
4224

RIVERVIEW
NAT. REG.
NOMINATION
VDHR II 289-
CAROLINE
COUNTY, VA
UTM
18 30 1830
4226